

DRAFT TABLE OF CONTENTS

Introduction: The purpose of this Draft Table of Contents is to organize the process of reviewing the draft Zoning Ordinance. Due to the size and complexity of a Zoning Ordinance, it is impractical to prepare and review the entire document at one time. However, reviewing the draft Zoning Ordinance in sections can be difficult without having an understanding of the relationship between various sections. This Draft Table of Contents provides an overview of the format, content and relationships within the draft Zoning Ordinance.

Draft Table of Contents Summary: The draft Table of Contents identifies the major sections, or “Articles,” that the draft Zoning Ordinance utilizes for organization. It is important to understand the content and relationship between the Articles.

Article 1 Zoning Ordinance Applicability The introduction of the Zoning Ordinance contains the fundamental and necessary legal framework for the Zoning Ordinance and Zone Maps.

Article 2 Zones, Allowed Land Uses and Zoning Standards: This section contains a list of all the Zones, overlay zones, and all the uses allowed in those zones. This section also identifies the permit types (such as use permit, administrative permit, temporary use permit) that may be required for various uses in the zones. Development standards for each zone are located here. Article 2 is typically the first section referenced when researching a lot’s zoning.

This section will identify new zone districts and the removal or replacement of other zone districts in the existing Zoning Ordinance. This section will also utilize a more user-friendly matrix format describing the uses that are allowed in the Zones. This is a significant format change from the existing Zoning Ordinance, but it should be received as a significant improvement. The existing Zoning Ordinance uses a matrix format only in Section 17.58.160 for the Meyers Community Plan Districts.

Article 3 Site Planning and Project Design Standards: This section contains the general development standards that apply to all zones such as parking, landscaping, sign standards, as well as numerous other development standards that are applicable to all zone districts. This section would include new provisions such as riparian setbacks, 30 percent slope development restrictions, agricultural protection setback provisions, and provisions to implement tree canopy retention policies. Other sections of the existing zoning ordinance will be updated and included in this Article such as Flood Damage Prevention, Outdoor Lighting, and standard provisions for fences and walls.

Article 4 Specific Use Regulations: This section describes zoning provisions for many land uses identified in Article 2 that have special, unique provisions that are applicable based on the use scope, parcel size, and location in proximity to other uses or zones. This section includes provisions for uses such as Bed and Breakfast Inns, Cell Towers, and Real Estate Sales Offices (in a subdivision).

Many of these types of uses are currently regulated in different sections of the current Zoning Ordinance: B&B’s are treated as a home occupation with Planning Commission

approved Guidelines; Cell Towers are regulated by section 17.14.200; and the Real Estate office is a provision currently repeated in every residential zone district. The consolidation of these provisions in one Article would be an improvement over the existing Zoning Ordinance.

Article 5 Planning Permit Processing: This section contains the permit processing rules, similar to current Chapter 17.22, but also incorporates the PD provisions in 17.02 and 17.04 as well as the Design Review chapter 17.74. This section identifies the various permit types (Use Permit, Site Plan Review, Variance, etc.) and the standard procedures regarding those permits.

Article 6 Zoning Ordinance Administration: This section includes the provisions for nonconforming uses, appeals, amendments, public hearings, and code enforcement.

Article 7 Glossary: This section contains definitions of terms used in the Zoning Ordinance. The definitions are not intended to contain regulatory provisions. Any regulations would be more appropriately identified in Articles 2, 3, or 4.

Appendices: This new section may be used to provide a drought-resistant plant species list, Landscaping and Irrigation Guidelines as well as some of the Fee Ordinance provisions currently within the Zoning Ordinance such as section 17.19: Missouri Flat Reimbursement Fee, section 17.71: Ecological Preserve Fee, and possibly Resolution 58-2006, the current Planning Services fee schedule.

Review of the Draft Table of Contents: The review of the draft Table of Contents is primarily focused on the overall organization and structure of the draft Zoning Ordinance. Review of the draft Zoning Ordinance is proposed to start with the Article 7 Glossary in order to establish basic definitions, then move to Article 1, 2, 3, etc. in sequence.

Draft Zoning Ordinance process: The Table of Contents is being presented to facilitate the review and development of a draft Zoning Ordinance by the Planning Commission. As sections and Articles are reviewed and “conceptually” approved by the Planning Commission, the sections will be combined to form a “Draft Zoning Ordinance.” A set of zone district maps will also be developed as part of the Draft Zoning Ordinance.

The entire Draft Zoning Ordinance and Zone Maps will be subject to public review at a Planning Commission meeting to determine if the Draft Zoning Ordinance is ready for environmental review. The County will then prepare the necessary environmental documents. Additional public hearings with the Planning Commission will be held to forward a recommendation to the Board of Supervisors. The Board of Supervisors will take final action on the Zoning Ordinance.

Draft Table of Contents
Title 17 – Draft Zoning Ordinance

Article 1 – Zoning Ordinance Applicability

Enactment and Applicability of the Zoning Ordinance

Title and Purposes of Zoning Ordinance
Authority, Relationship to General Plan;
Relationship to Subdivision Ordinance, Design and Improvement
Standards Manual, and Grading Ordinance
Responsibility for Administration
Applicability of Zoning Ordinances
Rules of Interpretation

Zoning Maps

Purpose
Zoning Map and Zones

Article 2 – Zones, Allowed Land Uses and Zoning Standards

Development and Land Use Approval Requirements

Purpose
General Requirements for Development and New Land Use
Allowable Land Uses and Planning Permit Requirement
Exemptions from Planning Permit Requirements
Temporary Uses

Agricultural, Resources and Open Space Zones

Purpose
Purposes of Agricultural, Resource, and Open Space Zones
Agricultural, Resource, and Open Space Zones Development Standards

Residential Zones

Purpose
Purpose of Residential Zones
Residential Zone Development Standard

Commercial Zones

Purpose
Purpose of Commercial Zones
Commercial Zone Allowed Land Uses and Permit Requirements
Commercial Zone Development Standards

Industrial Zones (Includes Research and Development Zone)

Purpose
Purpose of Industrial Zones
Industrial Zone Allowed Land Uses and Permit Requirements
Industrial Zone Development Standards

Special Purpose Zones (Includes: Recreational Facilities, Open Space, and
Transportation Corridor)

Purpose
Special Purpose Zone Allowable Land uses and Permit Requirements
Special Purpose Zone Development Standards

Meyers Community Plan Districts

Purpose
Applicability

Uses Permitted by right or by special use
Development standards

Overlay Zones

Purpose and Applicability of Overlay Zones

Airport Safety (-AA)

Avalanche Hazard (-AV)

Community Design Review (-DC)

Dam Failure Inundation (-DFI)

Ecological Preserve (-EP)

Historic Design Review (-DH)

Manufactured/Mobile Home Park (-MP)

Mineral Resource (-MR)

Noise Contour (-NC)

Platted Lands (-PL)

Scenic Corridor Design Review (-DS)

Tahoe Basin (-T)

Planned Development Zoning

(Includes Density Bonus provisions)

(Includes 30 percent open space provisions)

Article 3 – Site Planning and Project Design Standards

Standards for all Development and Land Uses

Purpose and Applicability

Area and Width of Lots

Lot line Adjustment

Energy Facility (wind, solar, grey water)

Fences, Walls and Screening

Height Limits and Exceptions

Performance Standards

Reasonable Accommodation

Setback Requirements and Exceptions

Agricultural Setbacks

Mineral Resource Setbacks

Riparian Setbacks

Future R.O.W.; other buffer setbacks

Solid Waste/Recyclable Materials Storage (new suggested)

Tree Canopy Retention

Affordable Housing Requirements and Incentives

Flood Damage Prevention

Landscaping Standards

Parking and Loading

Signs

Outdoor Lighting

Article 4 – Specific Use Regulations

Purpose and Intent

Applicability

Accessory Structure and Uses

Adult Business Regulations

Agricultural Preserves and Zones: Contracts, Criteria, and Regulations

Agricultural Support Services

- Animal Raising and Keeping
 - Domestic Farm Animals
 - Exotic Animals
 - Kennels, Catteries, Aviaries
- Bed and Breakfast Inns
- Campgrounds and Recreational Vehicle Parks
- Caretaker, Agricultural Labor, and Employee Housing
- Churches
- Churches and Schools, Temporary Use of Industrial Facilities
- Communication Facilities
- Day Care Centers
- Drive-through Businesses
- Guest House
- Home Occupation and Cottage Industries
- Industrial Service Center (depending on uses allowed in Industrial Zone)
- Mineral Resource Development (Measure A)
- Mining
- Mixed Use
- Manufactured/Mobile Home Park
- Manufactured Mobile Homes
- Outdoor Retail Sales
- Outdoor Event Center
- Processing of Agricultural Products
- Produce Sales
- Public Utilities
- Ranch Marketing
- Real Estate Sales Office
- Recreation Facilities
 - Parks, Public
 - Picnic Areas
 - Swimming Pools and Tennis Courts
- Recycling Facilities (including solid waste facilities and transfer stations)
- Riding Stables
- Right to Farm
- Second Dwelling Units
- Snowplay Areas
- Storage
 - Mini-storage Facilities
 - Equipment and Materials Storage yards
- Temporary Uses and Events
- Timber Production Zone Criteria
- Vacation Home Rentals
- Vehicle Repair and Storage
- Wineries

Article 5 – Planning Permit Processing

Permit Application Filing and Processing

Purpose

Authority for Land use and Zoning Decisions

Application, Preparation and Filing (Zone map changes, zone text changes, use permits, variances, site plan, temporary use, etc.)
Application Fees (when to pay; T&M procedures)
Developer Indemnification of County
Initial Application Review
Project Evaluation and Staff Reports

Permit Review and Decisions

Purpose
Administrative Permit
Site Plan Review
Architectural Review
Use Permit
Development Plan
Variance
Temporary Use Permits

Permit Implementation, Time Limits, Extensions

Purpose
Effective Date of Permit Approvals
Applications Deemed Approved
Permits to Run with the Land
Performance Guarantees
Time Limits and Extensions
Changes to an Approved Project
Re-submittals

Specific Plans

Development Agreements

Article 6 - Zoning Ordinance Administration

Administrative Responsibilities
Nonconforming Uses, Structures, and Lots
Appeals and Administrative Relief
Amendments and Rezoning
Public Hearings
Enforcement and Penalties

Article 7 - Glossary

Appendices:

Landscaping and Irrigation Guidelines
Water Conserving Landscape Standards
Drought-resistant plant species list
Parking lot shading species and calculations

Fee ordinances:

Missouri Flat Reimbursement Fee
Ecological Preserve Fee
Bass Lake Hill Specific Plan Supplemental Tentative Map Submittal
Adopted application fee schedule